



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
August 14, 2006
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

1. **2006-0166 – Danut Postalica** [Applicant/Owner]: Application for related proposals on an acre site located at **640 Lakehaven Drive** (near Lakewood Ter) in an R-0 (Low-Density Residential) Zoning District. (Mitigated Negative Declaration) (APN: 110-16-040) RK;
(25 minutes)
 - **Special Development Permit** to construct seven new single-family homes on a private drive,
 - **Tentative Map** to subdivide one lot into seven lots and one common lot,
 - **Rezone** from R-0 (Low-Density Residential) to R-0/PD (Low-Density Residential/Planned Development)
2. **Training** – “Planning Terms” continued (20 minutes)
3. **Public Comment on Study Session Agenda Items** (5 minutes)
4. Comments from the Chair (5 minutes)

Meeting adjourned at 7:55 p.m.

8:00 PM - Public Hearing – Council Chambers

The Planning Commission met in regular session with Chair Klein presiding.

ROLL CALL

Members Present: Chair Larry Klein; Vice Chair Brandon Sulser; Commissioner Laura Babcock; Commissioner Darab Ghaffary; Commissioner Charles Hungerford; Commissioner Harriet Rowe; and Commissioner David Simons.

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Kathryn Berry, Senior Assistant City Attorney; Andrew Miner, Principal Planner; Ryan Kuchenig, Associate Planner; and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

Trudi Ryan, Planning Officer, advised that the Planning Commission agenda and staff reports for this meeting did not post on the website over this past weekend as they normally would. She said there were some difficulties with the links that were corrected and the agenda and staff reports did become available a few hours ago. She said anyone that had contacted staff ahead of time was notified when the reports were completed and there were copies available at the library.

APPROVAL OF MINUTES of July 24, 2006.

ACTION: Comm. Rowe made a motion to approve the minutes of the Planning Commission meeting of July 24, 2006. Vice Chair Sulser seconded. Motion carried unanimously, 7-0.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2006-0524** – Application for a Design Review on an 11,180 square foot site to allow a new two-story home for a total of 4,320 square feet where 4,050 square feet may be allowed without Planning Commission review. The property is located at **272 North Murphy Avenue** (near Central Expressway) in an R-0 (Low-Density Residential) Zoning District. (APN: 204-44-033) RK **(Continued from July 24, 2006)**

ACTION: Comm. Babcock made a motion on 2006-0524 to approve the Design Review with modified conditions, eliminating Condition of Approval 3.B.1 requiring a roof variation along the second-story. Comm. Hungerford seconded. Motion carried, 5-2, Vice Chair Sulser and Comm. Rowe dissenting.

APPEAL OPTIONS: This item is final unless appealed to the City Council no later than August 29, 2006.

2. 2005-0106 – The Ridgecrest Group [Applicant] **Omid Shakeri** [Owner]: Application for related proposals on a 29,250 square foot site located at **574 Bobolink Circle** (near Bobwhite Avenue) in an R-0/S (Low-Density Residential/Single Story Combining District) Zoning District. (Negative Declaration) (APN: 309-02-034) AM;

- **Rezone** from R-0/S (Low-Density Residential/Single Story Combining District) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story Combining District),
- **Special Development Permit** to construct 4 single-family homes and,
- **Parcel Map** to subdivide one lot into four lots.

ACTION: Comm. Simons made a motion on 2005-0106 to adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 574 Bobolink Circle from R-0/S to R-0/PD/S and approve the Special Development Permit and Tentative Map with modified conditions: to add a Condition of Approval (COA) that walkways be added for units one and two going out to Bobolink Circle; to add a COA that the grades would be no higher than the grading plan with the Tentative Map, that there would be no modifications to the grading plans that would result in a higher finished floor than the existing home and that staff would work to help lower the grade of the finished floor if possible; to add a COA requiring approval by staff of any future housing color changes for the Planned Development (PD) plan; to add COA 5.J that the trees planted be mature, large species trees as appropriate for placement on the site; to modify the report Attachment I, Section 1 correcting the code number referenced to 19.016.050 and the Project Data Table on page 3 showing the current house being 15 feet in height when it is actually 20 feet. Comm. Babcock seconded. Motion carried, 5-1-1, Comm. Hungerford dissenting, Comm. Rowe recused herself.

APPEAL OPTIONS: This item is scheduled to be heard by City Council at the September 26, 2006 meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

Trudi Ryan, Planning Officer, said there have been two Council meetings since the last Planning Commission meeting, but there are no Planning related items to report on.

Ms. Ryan reminded the Planning Commissioners that there is Ethics Training scheduled for tomorrow evening at 6:00 p.m., August 15, 2006, for any Commissioners that missed the previous training session in June.

Ms. Ryan said that next week at the August 22, 2006 City Council meeting that there are two appeals under consideration that were previously heard by the

Planning Commission. One is for continued discussion of the Variance application on Ashbourne and the other an appeal from the corner and fence vision triangle at the corner of Lewiston Court and Lewiston Way. She said there is also a General Plan Amendment Initiation request being considered for property on North Sunnyvale Avenue.

Ms. Ryan also reminded the Commission that there is a Boards and Commissions recognition event scheduled for August 24, 2006, at 5:30 p.m. This event is not open to the general public.

Other Staff Oral Report

Ms. Ryan introduced and welcomed new Assistant Planner, Mariya Hodge to the meeting this evening and announced that Noren Caliva, another new Assistant Planner, joined the Planning staff today. She said she also hopes to introduce our third new planner in September.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer